

LEASE
(Commercial Gross)
Leasing Office Space for Urban Development Department
City Specification No. 02-181

This Lease, executed in duplicate, by and between Haymarket Square, a Nebraska General Partnership, P.O. Box 82307, 808 P St., Suite 200, Lincoln, Nebraska 68501-2307 (402)474-1838 Fax (402)474-1838, Federal ID # 47-0647769 (Lessor), and the CITY OF LINCOLN, NEBRASKA, a municipal corporation on behalf of the Urban Development Department (Lessee).

WITNESSETH

1. PREMISES. The Lessor hereby leases to the Lessee, the below described premises (Leased Premises). The Lessor warrants and represents that it is the owner of the Leased Premises, with appurtenances, described as follows:

6,500 square feet of building office space on one level of the building generally located at 808 P St., 400 Haymarket Square (entire 4th floor of Harpham Building) and 300 square feet of storage in the basement level of the same building in Lincoln, Nebraska (Building). The Building is located on Lots 8 & 9 Block 33, Original Plat, City of Lincoln, Lancaster County, Nebraska.

2. TERM. The initial term of this Lease shall be for a period of three (3) years (Initial Term) unless sooner terminated as hereinafter provided, beginning on February 15, 2003 on which date the Lessor hereby agrees and warrants to deliver possession of the Leased Premises to Lessee in a condition of Substantial Completion as provided below (Commencement Date). The Term shall continue to and include the last day of the same calendar month of the third (3rd) year thereafter. The Leased Premises shall be deemed to be substantially completed when Lessor shall have substantially performed all of Lessor's work specified on Exhibit "A" attached hereto and incorporated herein by this reference, as evidenced by the issuance of a certificate of occupancy with respect to the

1 Leased Premises, which work shall be completed in a good and workmanlike manner,
2 using first quality materials (Substantial Completion).

3 The Commencement Date is time critical and the Lessee will incur damages in the
4 event the Leased Premises have not attained Substantial Completion for any reason prior
5 to or on the Commencement Date. In the event the Leased Premises are not substantially
6 completed on the Commencement Date, the Lessor shall pay or reimburse Lessee for:
7 rent for substitute premises whether one or more, and any and all reasonable, installation,
8 connection, utility service, telecommunication, computer network, fiber optic, packing,
9 moving or storage expenses both to relocate to any substitute premises and then to
10 relocate to the Leased Premises when available. In addition, since both parties agree that
11 Lessee's damages are difficult to quantify in terms of lost productivity, inconvenience
12 and hardship, the Lessor agrees to pay liquidated damages in the amount of \$250 per day
13 for each day beyond the Commencement Date the Leased Premises are not substantially
14 completed. The damages described herein are not provided by way of limitation, and
15 nothing in this paragraph shall prohibit or restrict the Lessee from seeking additional
16 damages of whatever kind or nature as may be provided by law or in equity.

17
18 Prior to the Commencement Date, Lessee may inspect the Leased Premises and
19 Lessor and Lessee shall prepare and execute a punchlist. The punchlist shall list
20 incomplete, minor and insubstantial details of construction, necessary mechanical
21 adjustments, and needed finishing touches to be completed by Lessor within thirty (30)
22 days after the Commencement Date.

23
24 It is agreed between the Lessor and the Lessee that in the event the Lessee has
25 fully complied with all the terms of this Lease, in that event, the Lessee at the expiration
26 of the Initial Term shall have the right, exercisable at its sole option, to extend this Lease
27 for a period of seven (7) additional renewal terms of five (1) consecutive year each (each,
28 a "Renewal Term"), upon the same terms and conditions as those set forth herein except
29 allowing for a 3% increase in annual rent per renewal term; provided, however, that
30 Lessee notifies Lessor in writing of its exercise of such right within ninety (90) calendar
31 days before the end of the then-current Term (as hereinafter defined). If any of the terms

1 or conditions of this Lease are to be changed during the Renewal Term, prior written
2 approval of the Lessee and the Lessor must be obtained. The Initial Term and the
3 exercised Renewal Terms are referred to herein as the "Term."
4

5 **3. RENTAL.** The annual rental for the Leased Premises for the first year of the
6 Initial Term shall be **\$72,800** based on **\$11.20 per square foot** for **6,500 square feet** of
7 office space and **\$0.00 for 300 square feet of storage space**. This rental shall represent
8 the fixed and complete payment for said premises. Lessee shall be entitled to an
9 improvement allowance to complete the Lessor improvements provided in Exhibit A
10 upon initial occupancy for improvements to be completed by the Lessor prior to the
11 Commencement Date or as soon thereafter as the Lessee approves in writing. The annual
12 rental for the Leased Premises shall be increased by two percent (2%) on the anniversary
13 of the Commencement Date of each year during the Initial Term hereof to \$11.42/sf year
14 2 and \$11.65/sf year 3. Lessee shall pay Lessor the annual rental in equal monthly
15 installments payable in advance on the first day of each month beginning on the
16 Commencement Date and continuing on the first day of each successive calendar month
17 thereafter during the Term hereof. Rent payable hereunder for any period of time less
18 than one calendar month shall be determined by prorating the monthly rental herein
19 specified based on the actual number of days in the month. Rental shall be paid to the
20 Lessor at the address specified in paragraph 5 or to such other address as the Lessor may
21 designate to the Lessee by a notice in writing.
22

23 **4. TERMINATION.** If no appropriated funds are available to the Lessee for the
24 purpose of paying rentals on the Leased Premises, this Lease shall terminate at the
25 election in writing of either party hereto. If any Mayor's budget message is such that it
26 does not include funds to pay rentals hereunder, written notice of such fact shall be given
27 promptly to Lessor, and if at any time it appears that appropriations will be depleted in
28 the future, or not available for rentals hereunder, written notice of such fact and the
29 estimated date of depletion shall be given promptly to Lessor. If only a portion of the
30 funds necessary to pay the rentals hereunder are appropriated, this Lease may be kept in

1 force with a pro rata share of the space and corresponding rental decreased. Any such
2 reduction shall be agreed upon by both parties.

3
4 **5. NOTICES.** All notices herein provided to be given, or which may be given, by
5 either party to the other, shall be deemed to have been fully given when made in writing
6 and deposited in the United States mail, postage prepaid, and addressed as follows:

7
8 To the Lessor at: Jon Camp, Managing Partner
9 200 Haymarket Square
10 808 P St.
11 Lincoln, NE 68508
12

13 With a copy to: []
14

15 To the Lessee at:
16 Prior to
17 Commencement Date: City of Lincoln Urban Development Dept.
18 129 North 10th Street, Rm. 110
19 Lincoln, Nebraska 68508
20 Attn: Marc Wullschleger
21

22 After Commencement
23 Date: City of Lincoln Urban Development Dept.
24 [at Leased Premises]
25 Attn: Director
26

27 With a copy to: City Attorney's Office
28 575 S. 10th St.
29 Lincoln, NE 68508
30

31 **6. ASSIGNMENT AND SUBLETTING.** The Lessee shall not assign this Lease
32 without the prior written consent of the Lessor, but shall in any event have the right to
33 sublet the Leased Premises to another city department or other governmental subdivision.
34 Any occupant, assignee, or sub-lessee must agree to abide by all of the terms and
35 provisions of this Lease. Lessor's consent to any assignment, subleasing, or other transfer
36 shall not release Lessee from any of Lessee's obligations hereunder or be deemed to be a
37 consent to any subsequent assignment, subleasing, or transfer unless Lessor so agrees in
38 writing. The collection or acceptance of rent or other payment by Lessor from any

1 person other than Lessee shall not be deemed the acceptance of any assignee or subtenant
2 as the tenant hereunder or a release of Lessee from any obligation under this Lease.
3 Lessor's Assignment to any other owner, either in whole or in part will require the prior
4 written consent of the Lessee except in the event of a court approved assignment for the
5 benefit of creditors or otherwise. Lessee's consent to any assignment or other transfer
6 shall not release Lessor from any of Lessor's obligations hereunder or be deemed to be a
7 consent to any subsequent assignment or transfer unless Lessee so agrees in writing.
8

9 **7. INSPECTION.** The Lessee agrees to permit the Lessor and/or its authorized
10 representative to enter the Leased Premises at all reasonable times during usual business
11 hours for the purpose of inspecting the same, or for the making of any necessary repairs
12 for which the Lessor is responsible or feels necessary for the safety and preservation of
13 the Leased Premises.
14

15 **8. FIXTURES AND PERSONAL PROPERTY.** Any trade fixtures, equipment or
16 personal property installed in or attached to the Leased Premises by or at the expense of
17 the Lessee, shall be and remain the property of the Lessee and the Lessor agrees that the
18 Lessee shall have the right to remove any and all of its personal property, trade fixtures
19 and equipment. Equipment and other personal property which may have been stored or
20 installed by or at the expense of the Lessor shall be and remain the property of the Lessor.
21 The Lessee agrees that it will, at its expense, repair any damage occasioned to the Leased
22 Premises by reason of the removal of its trade fixtures, equipment and other personal
23 property.
24

25 **9. COMMON AREAS.** Lessee shall have, as appurtenant to the Leased Premises,
26 the non-exclusive right, in common with others, subject to reasonable rules of general
27 applicability to lessees of the Building from time to time made by Lessor and of which
28 Lessee is given notice, to the use of following areas of the Building: Common entrances,
29 lobbies, corridors, elevators, ramps, drives, serviceways, restrooms, and common
30 walkways necessary to access the Building (Common Area). Lessee hereby agrees that
31 Lessor shall have the right, for purpose of accommodating the other lessees of the

1 Building, to increase or decrease the configuration and dimensions or to otherwise alter
2 the common corridors on any floor so long as Lessee's access to the Leased Premises,
3 restrooms, stairwells, and elevators is not impaired thereby. Lessor reserves the right
4 from time to time: (a) to install, use, maintain, repair, replace and relocate for service to
5 the Leased Premises and/or other parts of the Building pipes, ducts, conduits, wires,
6 appurtenant fixtures, and mechanical systems, wherever located in the Leased Premises
7 of the Building, and (b) to alter, close or relocate any facility in the Common Areas.
8

9 **10. CONFERENCE ROOM.** The Lessor shall provide to Lessee, as appurtenant to
10 the Leased Premises the exclusive right subject to first in time scheduling on an
11 appointment basis at no additional charge use of the conference room #211 on the 2nd
12 floor of the Harpham Building subject to reasonable rules of general applicability to other
13 users of the Conference room from time to time made by Lessor and of which Lessee is
14 given notice. Lessee hereby agrees that Lessor shall have the right, for purpose of
15 accommodating the other users of the Conference room, to increase or decrease the
16 configuration and dimensions or to otherwise alter the same so long as Lessee's access to
17 the Conference Room or a suitable replacement within the Building is not impaired
18 thereby.
19

20 **11. PARKING.** The Lessor shall provide to Lessee, as appurtenant to the Leased
21 Premises the exclusive right at no additional charge to five (5) permanently assigned
22 tandem parking stalls in the "Nebraska Boiler Garage" across the alley north of the
23 Building for the use of the Lessee 24 hours a day 7 days a week, subject only to
24 reasonable rules for University of Nebraska Lincoln home football gamedays of general
25 applicability to other users of the "Nebraska Boiler Garage" from time to time as made
26 by Lessor. Lessor shall enforce the parking rights provided herein by posting appropriate
27 signs and upon the reasonable request of persons the Lessee has authorized to use the
28 parking by timely providing or arranging for towing or other appropriate measures which
29 may include substitute parking only if the spaces are equal or better in terms of access to
30 the Leased Premises in the Building.
31

1 **12. ALTERATIONS.** The Lessee will not permit any alterations of or additions to
2 any part of the Leased Premises, except by prior written consent of the Lessor, which
3 consent shall not be unreasonably withheld, and all alterations and additions to the
4 Leased Premises shall remain for the benefit of the Lessor unless otherwise provided in
5 said consent. Notwithstanding the foregoing, the Lessee may, without consent of the
6 Lessor, make additions to or alterations, repair or redecorating the Leased Premises of a
7 non-structural nature, provided that upon completion of such alterations and additions,
8 the fair market value of the Leased Premises and rental value thereof will not be less than
9 the fair market value and rental value of the Leased Premises immediately prior to such
10 alterations and additions. The Lessee hereby indemnifies the Lessor against liens, costs,
11 damages and expenses with respect to any such additions or alterations. Lessee covenants
12 and agrees that all such alterations, repairs or other work done by Lessee to the Leased
13 Premises shall be performed in a good and workmanlike manner, using first quality
14 materials, and in full compliance with all laws, rules, orders, ordinances, directions,
15 regulations, and requirements of law or Lessor's insurance companies.

16
17 **13. RETURN OF PREMISES.** At the conclusion of this Lease or any extension
18 thereof, the Lessee shall return the Leased Premises to the Lessor in the same condition
19 as it was received at commencement of this Lease, normal wear and tear excepted. If at
20 the conclusion of this Lease or any extension thereof, the Lessor is of the opinion that the
21 Lessee is not leaving the Leased Premises in the same condition as it was received,
22 normal wear and tear excepted, then such costs of restoration will be determined by a
23 panel of three (3) persons consisting of the Lessee, the Lessor, and one (1) person
24 selected by mutual consent of both parties.

25
26 **14. DESTRUCTION OF PREMISES.** In the event that the entire Leased Premises,
27 or a Material Portion (as hereinafter defined) thereof, are rendered unfit for occupancy
28 due to fire, unavoidable casualty, or Act of God, either party may elect to terminate this
29 Lease by delivering written notice to the other party within thirty (30) days of the date of
30 such damage or destruction, in which event this Lease shall terminate as of the date of
31 such destruction and the Lessee shall pay rent only to the time of such termination. The

1 portion of any advance lease payment which is attributed to the period of time after this
2 Lease has been terminated in the above manner shall be refunded by the Lessor to the
3 Lessee. If less than a Material Portion of the Leased Premises is damaged or destroyed,
4 Lessor shall be responsible for repairing the same in a timely manner at Lessor's own
5 expense and the rental payments shall be suspended to the extent that the Leased
6 Premises are unfit for use by Lessee in the ordinary conduct of its business until said
7 Leased Premises have been put in proper condition for occupancy, except that Lessor
8 shall not be required to repair or reconstruct any personal property, furniture, trade
9 fixtures, or office equipment which are located in the Leased Premises and are removable
10 by Lessee under the provisions of this Lease. Notwithstanding the foregoing, if the
11 Leased Premises or any other portion of the Building is damaged by fire or other casualty
12 resulting from the fault or negligence of Lessee or any of Lessee's agents or employees,
13 Lessee shall be liable to Lessor for the cost and expense of the repair and restoration of
14 the Leased Premises or the Building caused thereby to the extent such cost and expense is
15 not covered by insurance proceeds. "Material Portion" as used in this Section shall mean
16 that more than fifty percent (50%) of the Leased Premises, on a square footage basis,
17 have been rendered unfit for use by Lessee in the ordinary conduct of its business as a
18 result of the fire or other casualty.

19
20 **15. REPAIR AND MAINTENANCE.** During the Term hereof, the Lessor shall
21 maintain and repair the roof and structural elements of the Building, exterior walls,
22 exterior doors, roof, structural elements, exterior windows of the building, and the
23 building equipment including the elevator and fire detection, prevention and escape
24 mechanisms in good repair and tenantable condition. Lessor shall maintain and repair
25 interior walls, floors glass, ceilings and structures. Lessor shall provide daily janitorial
26 services in the Leased Premises and Common Areas. Lessor shall also maintain and
27 repair the Leased Premises including, but not limited to, the plumbing, heating, electrical,
28 air conditioning and ventilating equipment and fixtures. Lessor's obligations shall
29 include, but are not limited to timely and appropriate pest control, trash removal, window
30 cleaning, carpet cleaning, general repairs, snow removal, furnishing and replacing electric

1 light bulbs, fluorescent tubes, ballasts and starts and air conditioning and ventilating
2 equipment.

3
4 **16. SERVICES AND UTILITIES.** During the Term hereof, the Lessor shall be
5 responsible for paying all gas, heat, electricity, power, materials, and services which may
6 be furnished to the Leased Premises or used by Lessee in or about the Leased Premises
7 and to keep the Leased Premises free and clear of any lien or encumbrance of any kind
8 whatsoever. The Lessor shall not be liable, and the rental payments and other payments
9 to the Lessor shall not abate, for interruptions to the telephone, plumbing, heating,
10 ventilating, air conditioning, electrical or other mechanical or utility systems or cleaning
11 services, by reason of accident, emergency, repairs, alterations, improvements, or
12 shortages or lack of availability of materials or services.

13
14 **17. HOLDING OVER.** In the event the Lessee remains in possession of the Leased
15 Premises after the expiration of the Term hereof, or any extension thereof, this Lease
16 shall be automatically extended on a month-to-month basis, subject to thirty (30) days
17 termination by either party, and otherwise on the terms and conditions herein specified,
18 so far as applicable, excepting only that rental payable during any holdover period shall
19 be an amount mutually agreed by Lessee and Lessor.

20
21 **18. GENERAL PROVISIONS: EMINENT DOMAIN.** If the whole of the
22 Building or the Leased Premises or a substantial part of the Leased Premises which, as a
23 result thereof, constitutes such a major change in the character of the Leased Premises as
24 to prevent Lessee from using the same in substantially the same manner as theretofore
25 used, shall be taken or condemned by any competent authority for any public use or
26 purpose, the terms of this Lease shall end on the day prior to the taking of possession by
27 such authority or on the day prior to the vesting of title in such authority, whichever first
28 occurs, and without apportionment of the award, and current rent shall be apportioned to
29 the date of termination. In the event that Lessee shall remain in possession and
30 occupation of the remaining portion of the Leased Premises, all the terms and conditions
31 of this Lease shall remain in full force and effect with respect to such remaining portion,

1 except that the rent reserved to be paid hereunder shall be equitably adjusted according to
2 the amount and value of such remaining space.

3
4 **19. COMPLIANCE WITH LAW.** Lessor shall, at its expense, comply with all
5 applicable statutes, charters, laws, ordinances, building and maintenance codes, rules,
6 regulations, requirements and orders of duly constituted public authorities now or
7 hereafter in any manner affecting the Leased Premises, or the use thereof, or the
8 sidewalks, alleys, streets, and ways adjacent thereto, whether or not any such statutes,
9 charters, laws, ordinances, rules, regulations, requirements, or orders which may be
10 hereinafter enacted involved a change of policy on the part of the governmental body
11 enacting the same. Lessee shall comply with all building and use or occupancy
12 restrictions, conditions and covenants of record. Lessee shall comply with the
13 requirements of all policies of public liability, fire and other insurance at any time in
14 force with respect to the Leased Premises.

15
16 The Leased Premises shall, at Lessor's expense, meet all current code
17 requirements on the Commencement Date, including but not limited to, fire/life safety
18 codes and the Americans with Disabilities Act Accessibility Guidelines.

19
20 **20. DEFAULT.** In the event Lessee fails to pay any rental due herein under or fails
21 to keep and perform any of the other terms or conditions hereof, time being of the
22 essence, then ten (10) days after written notice of default from Lessor, the Lessor may, if
23 such default has not been corrected, resort to any and all legal remedies or combination of
24 remedies which Lessor may desire to assert, including but not limited to, one or more of
25 the following: (1) declare the lease at an end and terminated; (2) sue for the rent due and
26 to become due under the lease or for any damages sustained by Lessor; and/or (3)
27 continue the lease in effect and relet the Leased Premises on such terms and conditions as
28 Lessor may deem advisable with Lessee remaining liable for the monthly rent plus the
29 reasonable cost of obtaining possession of the Leased Premises and of any repairs and
30 alterations necessary to prepare the Leased Premises for reletting, less the rentals
31 received from such reletting, if any. No action by Lessor shall be construed as an

1 election to terminate this Lease unless written notice of such intention be given to Lessee.
2 The remedies of Lessor set forth in this Section shall not be exclusive, but shall be
3 cumulative and in addition to all rights and remedies now or hereafter provided or
4 allowed by law or equity, including, but not limited to, the right of Lessor to seek and
5 obtain an injunction and the right of Lessor to damages in addition to those specified
6 herein. In case Lessor, after written notice from the Lessee indicating the Lessor has
7 failed to comply with any requirements of this Lease in regard to a specified condition,
8 shall fail, refuse or neglect to comply therewith, within thirty (30) days of written notice
9 thereof from Lessee to Lessor, or in the event of an emergency constituting a hazard to
10 the health or safety of the Lessee's employees, property, or invitees, the Lessee may
11 perform such maintenance or make such repair at its own cost and, in addition to any
12 other remedy the Lessee may have, may deduct the amount thereof from the rent that may
13 then be or thereafter become due hereunder.
14

15 **21. CITY OF LINCOLN, STATEMENT OF SELF INSURANCE.** The City of
16 Lincoln, a political subdivision in the State of Nebraska, is self-insured for general
17 liability and worker's compensation. The City maintains specific funds as self insurance
18 reserves to pay legal liabilities. The City has the general power to sue and be sued under
19 City Charter and state law. The City is legally authorized to pay lawful judgments and
20 settlements. The City also has the authority to levy taxes in amount sufficient to pay its
21 legal liabilities.
22

23 **22. INDEMNIFICATION.** Lessee hereby agrees to indemnify and hold harmless
24 Lessor, its agents, and employees from and against any and all claims or demands for the
25 loss, theft, or damage to property or for injury or death to Lessee, its employees,
26 contractors, agents, and invitees from any cause whatsoever while in, upon, or about the
27 Leased Premises during the Term hereof, except to the extent that such claim is
28 compensated by insurance and except further that Lessee's indemnification shall not
29 include an indemnification for liability for the negligence or willful misconduct of
30 Lessor, its agents, or employees. Each party hereto shall indemnify and hold the other
31 party, its agents, and employees harmless from and against any and all claims and

1 liability arising from any breach or default by such indemnifying party in the
2 performance of any obligation of such indemnifying party under this Lease or arising
3 from the gross negligence or willful misconduct of such indemnifying party, its agents, or
4 employees.

5
6 **23. PRIOR TO THE EXECUTION** of this Lease, the following special provisions
7 were agreed upon:

8
9 **A. INSURANCE**

10
11 Lessor at its cost shall obtain and keep in full force and effect during the Term
12 hereof, fire and "all risk" extended coverage insurance for the full replacement value of
13 the Building, including plate glass insurance, with a responsible insurance company or
14 companies admitted to do business in the State of Nebraska.

15
16 **B. REAL ESTATE TAXES**

17
18 Lessor covenants that it will pay all real estate taxes and assessments levied or
19 assessed against the Building, if any, prior to delinquency. Upon request, Lessor shall
20 provide Lessee with a copy of the receipt evidencing payment of all such taxes and
21 assessments.

22
23 **C. SPECIFICATIONS AND RESPONSE.**

24 Lessor submitted an offer to the Lessee pursuant to City Specification No. 02-181
25 as an inducement to enter into this subsequent lease agreement. This lease agreement
26 integrates and includes the specifications in City Specification No. 02-181 as amended
27 and the proposal received from the Lessor as modified by letter of Sept. 25, 2002 as if
28 fully set forth herein. In the event of any conflicts between the amended specifications
29 and response or proposal and this Lease, the provisions of this Lease shall govern.

30
31 **D. ADMINISTRATION.**

1 Lessor and Lessee agree to use their best efforts to timely and professionally
2 complete the requirements of this agreement including, where applicable, making
3 reasonable efforts to keep each other informed of related progress or concerns. The
4 Lessor retains an affirmative obligation to notify the Lessee as soon as practicable that
5 the Leased Premises will not for any reason attain Substantial Completion in time for the
6 Commencement Date. The undersigned represents that he or she has the lawful and
7 complete authority to unconditionally bind the Lessor and Lessee respectively to the
8 terms and conditions of this Agreement and that by so doing the other party can
9 reasonably rely upon the faithful performance of this agreement. Both parties have
10 participated in the drafting of this agreement and have had the opportunity to obtain the
11 assistance of legal counsel in reviewing the same. Neither party shall be entitled to
12 construction in favor of the other party for the reason that provisions of this agreement
13 were drafted by the other party. The undersigned shall have authority to provide notice,
14 consent and approvals as provided in this agreement, which shall not be unreasonably
15 withheld. In addition, the undersigned shall have authority to initiate, make, negotiate
16 and complete appropriate changes to the floorplan, drawings, punchlist, Exhibit A, other
17 administrative issues, practical concerns or issues from time to time; Provided that the
18 same do not require additional compensation or other monetary consideration from the
19 Lessee and that the square footage requirements are not reduced nor rental amounts
20 increased thereby.

21

IN WITNESS WHEREOF, the parties hereto hereby execute this Lease as of the ____
day of _____, 2002.

Lessee:

CITY OF LINCOLN, NEBRASKA, Urban Development Department
a municipal corporation

By: _____
Don Wesely, Mayor

Date

LESSOR:

By: _____
Jon Camp, managing partner
47-0647769 Federal I.D. Number

Date


InterLinc

Lancaster County

County Assessor

Property Information Mini-Sheet

Parcel ID:	10-23-421-005-000	Photo	Map
Owner Name:	HAYMARKET SQUARE		
Co-Owner Name:	% LANCASTER COUNTY (IDA BOND)		
Owner Address:	PO BOX 82307 LINCOLN NE 68501		
Situs Address:	808 P ST LINCOLN		
Taxing District:	0001B PERI-MNT		
Property Class:	I URBAN INDUSTRIAL		

Legal Description:

ORIGINAL PLAT BLOCK 33 LOTS 8 & 9 (SEE ALSO ALT KEY 1345014 FOR 1984 THRU 1991)

	Total	Land	Building	Misc.
Assessed:	923,896	120,341	793,761	9,794
Neighborhood:	CCB20	Land Use:	CCPG COM.ZON.COM.PVD.GOOD	
Acres:	0.000	Zoning:	B4 LINCOLN CENTER BUS	
Lot Type:	SF	Width:	100	Depth: 142

Sale Data:

Instrument #	Sale Date	Sale Price
No data available		

Miscellaneous Improvements:

Type	Description	Unit	Number of Units	Year In
BRG	BEER GARDEN	SF	4,200.00	1987

Residential Building Characteristics

No data available

Commercial Building Characteristics

Building #: 01 of 01	Structure Type: 398 WAREHOUSE
Quality Grade: C AVERAGE	Year Built: 1900
Exterior Wall Type	PRCT
1 01 BRICK	100
2	0
3	0
4	0

Commercial BLDG Sections:

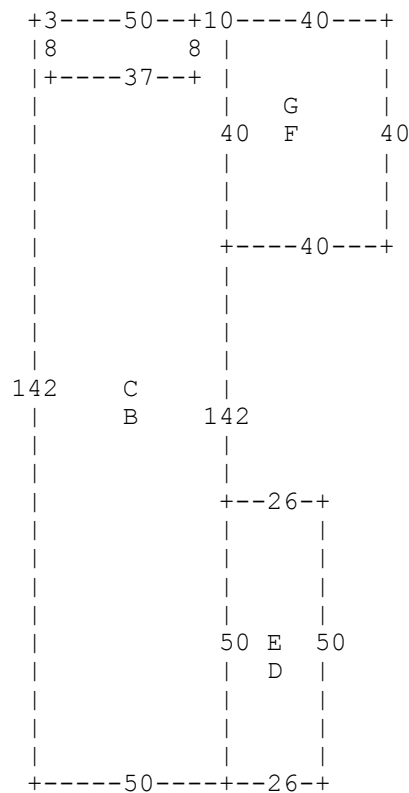
Description	Stories	Wall HGT	GFA	Perimeter
BASEMENT	1	9.00	10,000	400
COM 1ST FLOOR	1	12.00	6,804	400
COM 2ND FLOOR	3	10.00	7,100	384
COM 1ST FLOOR	1	12.00	1,300	152
COM 2ND FLOOR	1	10.00	1,300	152
COM 1ST FLOOR	1	12.00	1,600	160
COM 2ND FLOOR	1	10.00	1,600	160

Commercial Refinements:

Description	Unit	Measr-1	Measr-2	Measr-3
ELEVATOR ELEC	EL	2,000	100	5
SPRINKLER SYS	SF	44,200	0	0
LOAD DOCK ST O	SF	296	0	0
OPEN AREA STOR	SF	296	0	0

Building Sketch: 01

B U I L D I N G S K E T C H



*	BASEMENT	Square Feet:	10000
A	COM 1ST FLOOR	Square Feet:	6804
B	COM 2ND FLOOR	Square Feet:	7100
C	COM 1ST FLOOR	Square Feet:	1300
D	COM 2ND FLOOR	Square Feet:	1300
E	COM 1ST FLOOR	Square Feet:	1600
F	COM 2ND FLOOR	Square Feet:	1600



InterLinc

Lancaster County

County Assessor

Parcel Photo

Parcel 10-23-421-005-000

[Comments](#)



10-May-2002

480x640

[Property Information](#) [Property Mini-Sheet](#)

